



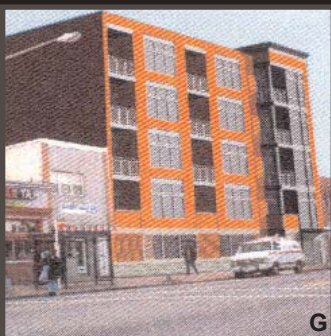
**GREAT  
STREETS**  
AVENUES of OPPORTUNITY

Government of the District of Columbia  
Anthony A. Williams Mayor  
Stanley Jackson, Deputy Mayor  
for Planning & Economic Development  
Dan Tangherlini, Director  
District Department of Transportation

# 7TH ST / LOWER GEORGIA AVENUE



- A. 4100 Georgia Avenue NW.** 78 affordable rental apartments; 11,000 SF retail & 41 parking spaces. Developer: Neighborhood Development Company. Delivery: 2007.
- B. 3910-12 Georgia Avenue NW.** Potential mixed use site. RFP to be issued by: National Capital Revitalization Corporation (2005)
- C. 3800 Block Georgia Avenue NW.** Properties owned by NCRC and DHCD. Potential assembly for mixed use project.
- D. Petworth Metro - 3700 Block.** 148 condominiums; 17,000 SF retail & parking. Developer: Donatelli & Klein. Delivery: 2007.



- E. 3600 block Georgia Avenue NW.** 34 market rate condominiums. Developer: Jay Hellman with Norman Beeke.
- F. 3600 Georgia Avenue NW.** Up to 90 condominiums; 20,000 SF retail & parking. Developer: Lakritz Adler Development LLC
- G. Lamont Lofts Phase II-3300 block.** Developer: Neighborhood Development Company.
- H. Lamont Lofts Phase I - 701 Lamont St NW.** 38 condominiums & parking. Developer: Neighborhood Development Company. Delivery: 2005.



- I. Howard Town Center-Phase I - 2100 Block.** 322 rental apartments; 72,000 SF retail (including a grocer); and approximately 500 parking spaces. Developer: Trammell Crow, Hagans Development, & Howard University. (Ongoing litigation. Requires land swap with District Government.)
- J. Atlantic Plumbing Properties.** Over 700 new condominiums and V Street retail. Developer: Broadway Atlantic One.
- K. The Floridian - 9th & Florida Avenue NW.** 118 new condominiums and parking. Developer: Kady Development. Delivery: 2008.
- L. The Rhapsody, 2120 Vermont Avenue NW.** 162 new condominium units and 160 parking spaces. Developer: Metro Properties. Delivery: 2006.



- M. Housing Finance Agency Site.** HFA Board and staff selected land purchaser and developer of new mixed use site.
- N. WMATA - Shaw HU Metro Parcels.** Court decision pending. JDS on street now--due 11/18/05.
- O. 1900 Block 8th Street NW.** Residential. More info forthcoming.
- P. Dunbar Theatre Apartments.** Developer: Michael Sussman. Delivery: 2005.
- Q. Cleveland Elementary School.** Modernization completed.
- R. Howard University - Temporary Offices.** Reuse began 2005.
- S. NCRC Parcel - Radio One + TV One Headquarters.** Approximately 200 units of housing; approximately 25,000 SF retail; 76,000 SF office; and approximately 250 parking spaces. Developer: Broadcast Center Partners LLC.



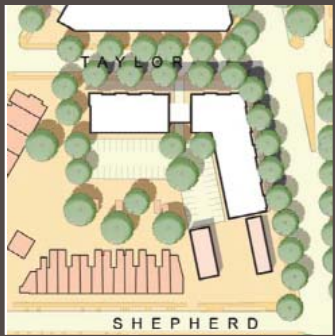
- T. Howard Theatre.** District Government to seek a development and operating entity to transform derelict historic theatre into anchoring destination featuring live entertainment for 500-600 patrons per performance, upscale dining and beverages.
- U. Wonder Bread Building - proposed.** Developer: Douglas Development.
- V. United Housing of Prayer - Adjacent Land** More information forthcoming.
- W. NCRC Scattered Sites.** Requests for Proposals to be issued in 2005.
- X. Watha T. Daniel Shaw Neighborhood Library.** Library reconstruction in planning.
- Y. NCRC Parcel.** Mixed use project proposed.



For more information contact:

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**4000 Block West**  
Site area: 46,400 SF  
86 dwelling units  
51 surface parking spaces

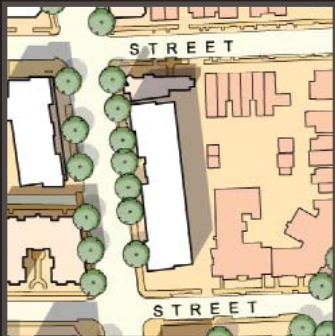


**3900 Block West**  
Site area: 52,000 SF approximately  
200 dwelling units  
Up to 7,000 SF retail  
110 underground parking spaces



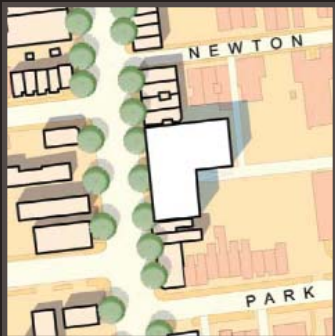
**3910-12 Georgia Avenue NW**  
RFP issued by: National Capital Revitalization Corporation (August 2005)

Mix uses of housing and retail likely for 3910-12.



**3800 Block West (Safeway Site)**  
Site area: 59,000 SF approximately  
200 dwelling units  
4,000 SF retail minimum  
110 underground parking spaces

*If feasible ideal objective to maintain a grocery store on this site or on the 3900 Block with mixed income residential above which maximizes densities and takes advantage of Metro proximity & topographic slope to west. Vista westward across Rock Creek Park to National Cathedral.*



**3800 Block East**  
Site area: 24,500 SF approximately  
100 dwelling units  
6,500 SF retail  
80 underground parking spaces

*NCRC and the District own several parcels on this block. NCRC anticipates development on its site and potentially one adjacent site.*

*Property owner s Curtis and Facchina are now offering for sale their Quincy Street-corner site.*



**3500 Block East**  
Site area: 18,000 SF approximately  
New 6 Story Mixed Use Infill Opportunity  
72 dwelling units  
2,600 SF retail  
38 underground parking spaces

**3400 Block East**  
Site area: 24,000 SF approximately  
New 4 Story Mixed Use Opportunity  
50 dwelling units  
4,000 SF retail  
30 underground parking spaces

*For this site especially and others, the District is willing to work with a private developer who owns this block front to create a more financially attractive investment.*

